

FAIR HOUSING

The City of Fremont is committed to promoting Fair Housing efforts through fair and equal housing opportunities for its citizens.

Fair Housing is the right for all people to have safe, decent housing and be able to get this housing without discrimination. City, State, and Federal Fair Housing Laws require that all people have an equal opportunity to buy, rent, or live in housing. Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions.

The Federal Fair Housing Law Act prohibits discrimination based on:

- Race
- Color
- Religion
- National Origin
- Sex
- Family Status
- Disability

The Fair Housing Act covers most housing. In some circumstances, the Act exempts owner-occupied buildings with no more than four units, single-family housing sold or rented without the use of a broker, and housing operated by organizations and private clubs that limit occupancy to members.

What Is Prohibited?

- Refusing to rent or sell housing
- Refusing to negotiate for housing
- Making housing unavailable
- Denying a dwelling
- Setting different terms, conditions or privileges for sale or rental of a dwelling
- Providing different housing services or facilities
- Falsely denying that housing is available for inspection, sale, or rental
- For profit, persuading owners to sell or rent (blockbusting) or
- Denying anyone access to or membership in a facility or service (such as a multiple listing service) related to the sale or rental of housing.

Where to File Complaints

Complaints of discrimination in housing can be filed with the City of Fremont, the Nebraska Equal Opportunity Commission, the Fair Housing Center of NE-IA or the Department of Housing and Urban Development.

Complaints can be filed with:

City Administrator
City of Fremont
400 E Military
Fremont, NE 68025
402-727-2630

Nebraska Equal Opportunity Commission (NEOC)

Lincoln (main office)
Nebraska State Office Building
301 Centennial Mall South, 5th Floor
PO Box 94934
Lincoln, NE 68509-4934
Telephone: 402-471-2024
Toll Free: 800-642-6112
Fax: 402-471-4059

Omaha
State Office Building
1313 Farnam-on-the-Mall, 3rd Floor
Omaha, NE 68102-1836
Telephone: 402-595-2028
Toll Free: 800-382-7820
Fax: 402-595-1205

U.S. Department of Housing and Urban Development (HUD)

451 7th Street S.W.
Washington, DC 20410
Telephone: 202-708-1112
TTY: 202-708-1455

Omaha Field Office
Earl E. Redrick, Field Office Director
Edward Zorinsky Federal Building
1616 Capitol Avenue, Suite 329
Omaha, NE 68102-4908
Telephone: 402-492-3100
Fax: 402-492-3150
Email: NE_Webmanager@hud.gov

Fair Housing Center of NE-IA

2401 Lake St
Omaha, NE 68111
Telephone: 402-934-6675
Toll Free: 800-669-3247

More information about the Fair Housing act can be found at the city's website at www.fremontne.gov or the HUD website at www.hud.gov

